



John T. Auberger
Supervisor

TOWN OF GREECE

BOARD OF ZONING APPEALS

AGENDA

JULY 6, 2010

General Information:

Work Session: 6:30 p.m.

Meeting: 7:00 p.m.

Roll Call:

Albert F. Meilutis, Chairman

Michelle M. Betters

Diana M. Christodaro

Randy T. Jensen

William F. Murphy

John J. Riley

Christopher A. Schiano, Deputy Town Attorney

Ivana Frankenberger, Planning Assistant

Mary Jo Santoli, Secretary to the Zoning Board

Pledge of Allegiance

Additions/Deletions to the Agenda

Announcements

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OLD BUSINESS:

- 1. Applicant:** **2390 West Ridge Road, LLC**
- Location:** 2390 West Ridge Road
- Mon. Co. Tax No.:** 074.14-2-22.2
- Zoning District:** BR (Restricted Business)
- Request:**
- a) An area variance for 54 parking spaced instead of the 59 minimum spaces required. Sec. 211-45 Q
 - b) An area variance for a proposed building addition to have a (southwest) corner setback of 16.0 ft., (measured from the right-of-way line of Grecian Gardens Drive), instead of the 25.0 ft. minimum required. Sec. 211-17 B (4), Table III
 - c) An area variance for a portion of a proposed parking area along the southern side of the parcel (approximately 99.0 lin. ft.), to be located a distance of 10.0 ft. from the right-of-way of West Ridge Road, instead of the 20.0 ft. minimum required. Sec. 211-17 B (4), Table III
 - d) An area variance for a portion of a proposed parking area along the northern side of the parcel (approximately 191.0 lin. ft.), to be located 2.0 ft. from a residential district, instead of the 20.0 minimum required. Sec. 211-17 B (4), Table III
 - e) An area variance for a portion of a proposed parking area along the east side of the parcel (approximately 20.0 lin. ft.) to be located 5.0 ft. from a residential district, instead of the 20.0 minimum required. Sec. 211-17 B (4), Table III
 - f) An area variance for lot coverage of 24% instead of the 15% maximum permitted. Sec. 211-17 B (4), Table III

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- 2. Applicant:** **2390 West Ridge Road, LLC**
- Location:** 2390 West Ridge Road
- Mon. Co. Tax No.:** 074.14-2-22.2
- Zoning District:** BR (Restricted Business)
- Request:**
- a) A Special Permit for location of a proposed advertising sign for Grecian Gardens Apartments. Sec. 211-52 A (3) (a)
 - b) An area variance for a proposed advertising sign to have a front setback of 8.7 ft. (measured from the north right-of-way line of West Ridge Road), instead of the 15.0 ft. minimum required. Sec. 211-52 A (3)(b) & Sec. 211-52 B (1) (b)[1]
 - c) An area variance for a proposed advertising sign to have a side setback of 3.4 ft. (measured from the east right-of-way line of Grecian Gardens Drive), instead of the 15.0 ft. minimum required. Sec. 211-52 B (1) (b)[1]
 - d) An area variance for a proposed advertising sign to have a sign area of 45.0 sq. ft., instead of the 20.0 sq. ft. permitted. Sec. 211-52 A (3) (c)
 - e) An area variance for a proposed advertising sign to be located closer than 15.0 ft. to a right-of-way, and to have the lowest side of said sign at 1.0 ft. above the nearest street grade, instead of the 7.0 ft. minimum required. Sec. 211-52 B (1) (c)
 - f) An area variance for a proposed advertising sign to have an overall height of 5.0 ft., instead of the 3.0 ft. maximum permitted. Sec. 211-52 A (3)(d)
 - g) An area variance for a proposed freestanding sign to have a sign area of 325.0 sq. ft., instead of the one freestanding sign of 40.0 sq. ft. permitted. Sec. 211-52 B (1) (d), Table VI
 - h) An area variance for a proposed freestanding sign to have front setback of 1.0 ft. (measured from the north right-of-way line of West Ridge Road), instead of the 15.0 ft. minimum required. Sec. 211-52 B (b) [1]
 - i) An area variance for a proposed freestanding sign to be located closer than 15.0 ft. to a right-of-way, to have the lowest side of said sign at 4.0 ft. above the nearest street grade, instead of the 7.0 ft. minimum required. Sec. 211-52 B (c)

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NEW BUSINESS:

- 1. Applicant:** Howard & Laurraine Amo
Location: 3310 Edgemere Drive
Mon. Co. Tax No.: 026.31-1-6
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for proposed lot coverage of 27%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I

- 2. Applicant:** Basset Homes Inc.
Location: 1836 Manitou Road
Mon. Co. Tax No.: 073.03-1-20.1
Zoning District: R1-18 (Single-Family Residential)
Request: a) An area variance for all existing and proposed accessory structures (including attached garage) totaling 2972 sq. ft., where 1250 sq. ft. is the maximum gross floor area permitted for lots over one acre in area. Sec. 211-11 E (1), Table I
b) An area variance for total gross floor area of proposed accessory structures and existing attached garages on the premises (2972 sq. ft.) exceeding the total area of the principal structure (2380 sq. ft.) on the premises. Sec. 211-11 E (1), Table I

- 3. Applicant:** Robert J. Hanrahan
Location: 10 Juliet Crescent
Mon. Co. Tax No.: 045.12-2-48
Zoning District: R1-E (Single-Family Residential)
Request: An area variance for a proposed 6.0 ft. high, closed-construction fence (approximately 135.0 lin. ft.) to be located in a front yard, where fences in a front yard shall not exceed 4.0 ft. in height and shall be of open construction. Sec 211-46L

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4. **Applicant:** Paul Christopher
 Location: 42 Dalston Road
 Mon. Co. Tax No.: 075.25-6-13
 Zoning District: R1-E (Single-Family Residential)
 Request: a) An area variance for a proposed 18.0 ft. round, aboveground pool to have a (west) side setback of 4.0 ft. instead of the 6.0 ft. minimum required. Sec. 211-11 E (1), Table I
 b) An area variance for a proposed 18.0 ft. round, aboveground pool to be located 5.0 ft. from a principal structure and 4.0 ft. from an accessory structure, instead of the 10.0 ft. minimum required. Sec. 184-5 A (2)
 c) An area variance for a proposed deck (approximately 200 sq. ft.) to have a (west) side setback of 4.0 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 E (1), Table I
 d) An area variance for proposed lot coverage of 30.9%, instead of the 25% maximum permitted. Sec. 211-11 D (2), Table I
5. **Applicant:** Kevin P. Haude
 Location: 68 Jade Creek Drive
 Mon. Co. Tax No.: 044.02-3-9
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for all existing and proposed accessory structures (including attached garage) totaling 1052 sq. ft., where 1000 sq. ft. is the maximum gross floor area permitted for lots 16,000 sq. ft. to one acre in area. Sec. 211-11 E (1), Table I
6. **Applicant:** Robert T. Jacobsen
 Location: 51 Long Pond Road
 Mon. Co. Tax No.: 034.02-1-42.11
 Zoning District: R1-44 (Single-Family Residential)
 Request: An area variance for a proposed deck (14.0 ft. x 20.0 ft.; 280.0 sq. ft.) to be located in a front yard, where accessory structures, including decks, are permitted in rear yards only. Sec. 211-11 E (3)

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7. **Applicant:** Gerard Welch
 Location: 24 Hiett Road
 Mon. Co. Tax No.: 074.16-1-12
 Zoning District: R1-E (Single- Family Residential)
 Request: An area variance for a proposed addition to an existing detached garage (12.0 ft. x 20.0 ft.; 240.0 sq. ft.) to have a (east) side setback of 5.3 ft., instead of the 9.0 ft. minimum required. Sec. 211-11E (1), Table I
8. **Applicant:** Jeffrey R. Ayotte
 Location: 2325 Edgemere Drive
 Mon. Co. Tax No.: 026.20-1-3.2
 Zoning District: R1-E (Single-Family Residential)
 Request: An area variance for a proposed deck (8.0 ft. x 20.0 ft.; 160.0 sq. ft.) to be located in a side yard, where accessory structures, including decks, are permitted in rear yards only, and for said deck to have a (east) side setback of 3.6 ft., instead of the 6.0 ft. minimum required. Sec. 211-11 E (1), Table I & Sec. 211-11 E (3)
9. **Applicant:** WNC Greece Company LLC (d.b.a. Hampton Inn)
 Location: 500 Center Place Drive
 Mon. Co. Tax No.: 074.16-4-40.2
 Zoning District: BR (Restricted Business)
 Request: An area variance for two freestanding directional signs (3.3 ft. x 5.1 ft.; 16.8 sq. ft. each), instead of the 5.0 sq. ft. maximum permitted per sign. Sec. 211-52 B (3)[1]
10. **Applicant:** Route 390 Nissan (d.b.a. Ideal Nissan)
 Location: 4012, 4026 & 4036 West Ridge Road
 Mon. Co. Tax No.: 073.01-2-28, 073.01-2-29 & 073.01-2-30
 Zoning District: BG (General Business)
 Request: A special use permit to operate a business for the sale, lease or rental of new and used cars and trucks, including related repair or service facilities; and for outdoor storage or display of motor vehicles. Sec. 211-17 C (3) (b) [3] & Sec. 211-17 C (3) (b) [4]

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- 11. Applicant:** Route 390 Nissan (d.b.a. Ideal Nissan)
Location: 4012, 4026 & 4036 West Ridge Road
Mon. Co. Tax No.: 073.01-2-28, 073.01-2-29 & 073.01-2-30
Zoning District: BG (General Business)
Request:
- a) An area variance for a proposed freestanding sign to have a total area of 243.8 sq. ft., instead of the 40.0 sq. ft. maximum permitted. Sec. 211-52 B (1)(d), Table VI
 - b) An area variance for a proposed freestanding sign to have a height of 25.0 ft., instead of the 20.0 ft. maximum permitted. Sec. 211-52 B (1)(c)
 - c) An area variance for a second proposed (south side) building-mounted sign, with a sign area of 26.0 sq. ft., instead of the one 125.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII
 - d) An area variance for a third proposed (south side) building-mounted sign, with a sign area of 17.0 sq. ft., instead of the one 125.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII
 - e) An area variance for a fourth proposed (south side) building-mounted sign, with a sign area of 33.6 sq. ft., instead of the one 125.0 sq. ft. building-mounted sign permitted. Sec. 211-52 B (2)(a)[1] & Sec. 211-52 B (2)(c)[1], Table VII

MODIFICATION TO NEIGHBORHOOD NOTIFICATION:

APPROVAL OF MINUTES

ADJOURNMENT

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